


To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager 

Date: September 4, 2014

Initiated By: Paul A. Hammersmith, PE, Director of Engineering/City Engineer
Michael S. Sweder, PE, Civil Engineer II
Philip K. Hartmann, Assistant Law Director

Re: ORDINANCE 96-14 - AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.026 ACRE, MORE OR LESS, PERMANENT EASEMENT AND A 0.031 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM ROSLYN JANE TURNER AND LAWRENCE K. WATKINS, FOR THE PROPERTY LOCATED AT 15 LONGVIEW DRIVE FOR THE CONSTRUCTION OF A SHARED-USE PATH AS PART OF THE DUBLIN ROAD SOUTH PHASE 3 PROJECT, AND DECLARING AN EMERGENCY.

BACKGROUND

The City of Dublin ("City") is preparing to construct a shared-use path along Dublin Road (the "Project"). The City is obtaining certain permanent property interests from various landowners to construct the path, as well as also acquiring temporary easements to perform minor grading and construction.

Roslyn Jane Turner and Lawrence K. Watkins (the "Grantors") own property from which the City desires a permanent easement and a temporary easement. This property is located at 15 Longview Drive, Dublin, OH 43017 and is identified as Franklin County Parcel No. 273-000181.

After engaging in amicable discussions, the City has come to an agreement with the Grantors to acquire the property for the value of Eight Thousand Eight Hundred Fifty Dollars (\$8,850.00), pursuant to the terms outlined in this memorandum.

ACQUISITION

The City will be acquiring from the Grantors only the property interest necessary for purposes of the Project, as depicted in the legal description and depiction attached to this memorandum. The City will be acquiring the property interest for slightly above its appraised value, based on the Grantors' counter-offer. The property interest is detailed below:

Franklin County Parcel No. 273-000181

Property Interest Acquiring	Description	Appraised Value	Settlement Value
Permanent Easement	0.026 acre ±	\$4,300.00	
Temporary Easement	0.031 acre ±	\$1,050.00	
Improvement Valuation	Bushes, Shrubs, etc.	\$2,700.00	
TOTAL		\$8,050.00	\$8,850.00

RECOMMENDATION

Ordinance No. 96-14 would authorize the City Manager to execute all necessary conveyance documentation to formally acquire the necessary property interest described above.

Staff recommends that Council dispense with the public hearing and approve Ordinance No. 96-14 by emergency at the September 8 Council meeting in order to continue moving forward with the Project.

RECORD OF ORDINANCES

Dayton Legal Blank, Inc.

Form No. 30043

96-14

Ordinance No. _____

Passed _____, 20____

AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.026 ACRE, MORE OR LESS, PERMANENT EASEMENT AND A 0.031 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM ROSLYN JANE TURNER AND LAWRENCE K. WATKINS, FOR THE PROPERTY LOCATED AT 15 LONGVIEW DRIVE FOR THE CONSTRUCTION OF A SHARED-USE PATH AS PART OF THE DUBLIN ROAD SOUTH PHASE 3 PROJECT, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Dublin (the "City") is preparing to construct a shared-use path along Dublin Road (the "Project"); and

WHEREAS, said Project requires that the City obtain certain property interest within Franklin County Parcel No. 273-000181 owned by Roslyn Jane Turner and Laurence K. Watkins (the "Grantors"), said property interest more fully described in the Exhibit labeled "A" and depicted in the Exhibit labeled "B," all attached hereto; and

WHEREAS, the City and the Grantors participated in good faith discussions and have come to mutually agreeable terms for the acquisition of the necessary property interest for the sum of Eight Thousand Eight Hundred Fifty Dollars (\$8,850.00); and

WHEREAS, the City desires to execute necessary conveyance documentation to complete the transaction between the City and the Grantors.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring that:

Section 1. The City Manager is hereby authorized to execute all necessary conveyance documentation to acquire a 0.026 acre, more or less, permanent easement, as well as a 0.031 acre, more or less, temporary easement for two (2) years, commencing on the date construction begins, from Roslyn Jane Turner and Laurence K. Watkins, for the sum of Eight Thousand Eight Hundred Fifty Dollars (\$8,850.00), said property interest located within Franklin County Parcel No. 273-000181, and more fully described and depicted in the attached Exhibits "A" and "B."

Section 2. This Ordinance is declared to be an emergency necessary for the immediate preservation of the public peace, health, safety or welfare, and for the further reason that obtaining the property interest is necessary for the advancement of this Project. The ordinance shall therefore take effect immediately upon passage.

Passed this _____ day of _____, 2014.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

EXHIBIT A

CIP 1 of 1
08-009
PARCEL 30-P
PROJECT DUBLIN MUP
Version Date 11/01/13

**PARCEL 30-P
DUBLIN ROAD SOUTH MULTI-USE PATH
PERPETUAL EASEMENT
FOR UTILITIES, GRADING, and a MULTI-USE PATH**

Situate in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey 2419, being a part of Lot 1 of the subdivision entitled GOULD ADDITION, as recorded in Plat Book 27, Page 36, and as conveyed to Roslyn Jane Turner and Laurence K. Watkins, by deed of record in Instrument Numbers 200510270226354 and 200312110392881, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin found marking the northeast corner of said Lot 1 at the intersection of the existing westerly right-of-way line of Dublin Road and the existing southerly right-of-way line of Longview Drive, being 30.00 feet left of centerline station 159+81.79;

Thence South 20 deg. 47 min. 05 sec. West, a distance of 135.97 feet along the easterly line of said Lot 1, and along the existing westerly right-of-way line of Dublin Road, to the southeast corner of said Lot 1, being 30.00 feet left of centerline station 158+45.82;

Thence North 86 deg. 46 min. 34 sec. West, a distance of 8.39 feet along the southerly line of said Lot 1, to a point being 38.00 feet left of centerline station 158+43.29;

Thence North 20 deg. 47 min. 05 sec. East, a distance of 131.35 feet across said Lot 1 to a point being 38.00 feet left of centerline station 159+74.64;

Thence North 58 deg. 03 min. 10 sec. West, a distance of 10.19 feet across said Lot 1 to a point in the northerly line of said Lot 1, and in the existing southerly right-of-way line of Longview Drive, being 48.00 feet left of centerline station 159+76.61;

Thence South 85 deg. 15 min. 34 sec. East, a distance of 18.73 feet along the northerly line of said Lot 1, and along the existing southerly right-of-way line of Longview Drive, to the **Point of Beginning**, containing 0.026 acres, more or less.

Of the above described area, 0.026 acres are contained within Franklin County Auditor's Parcel 273-000181.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (86), using the bearing of South 20 deg. 27 min. 34 sec. West, as derived from a GPS survey in 2008 occupying Franklin County Geodetic Control Monuments "FRANK 73" and "FCGS 6642 RESET". This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Dublin, Ohio, in 2008 by Stantec Consulting Services, Inc., under the direction of said surveyor.

Grantor claims title by the instrument of record in Instrument Numbers 200510270226354 and 200312110392881, of the Recorder's Office, Franklin County, Ohio.

A drawing of this description is attached hereto and made part thereof.

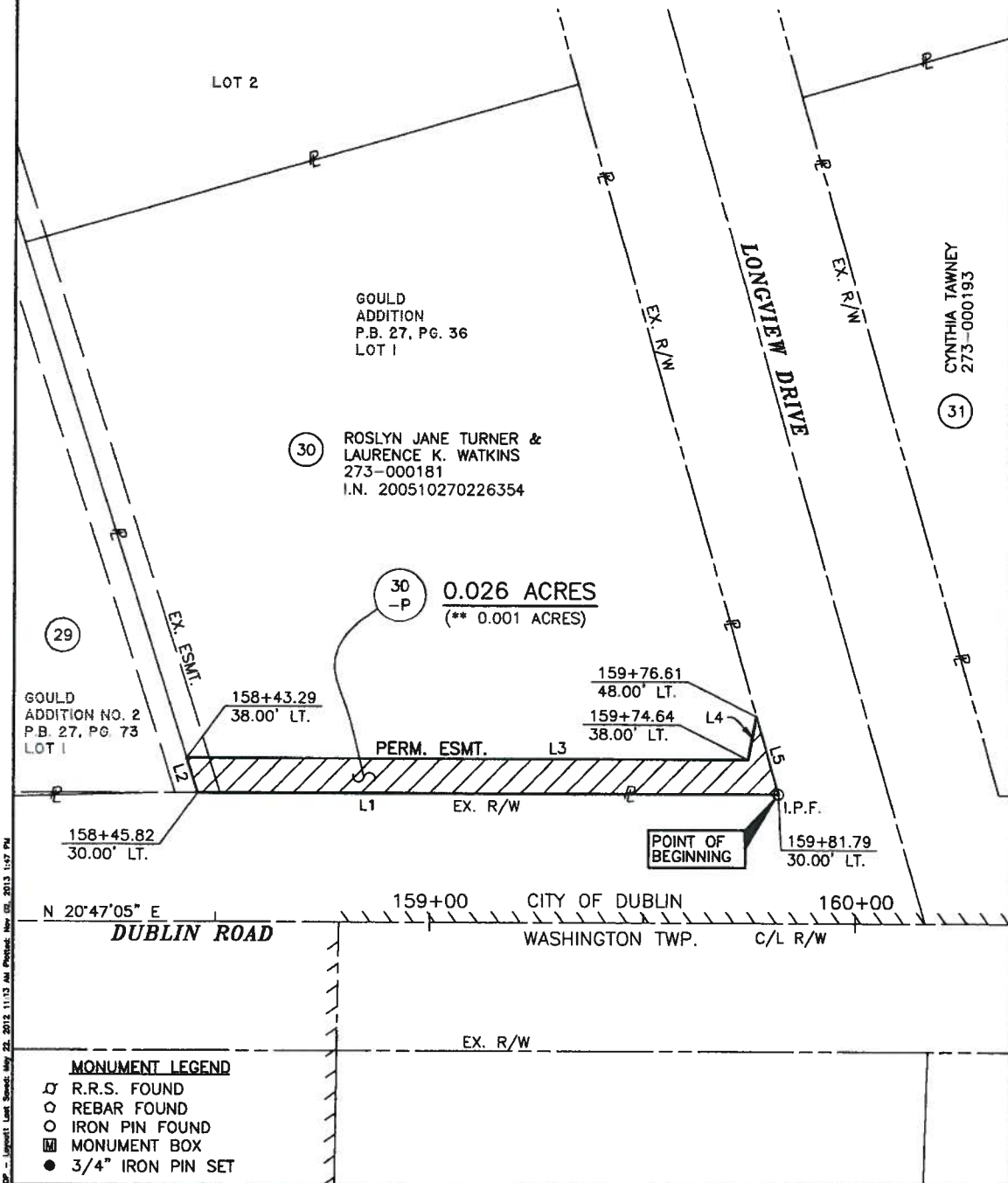


STANTEC CONSULTING SERVICES, INC.

Steven E. Rader 11/13/13
Registered Surveyor No. 7191 Date

EXHIBIT B

NUMBER	DIRECTION	DISTANCE
L1	S 20°47'05" W	135.97'
L2	N 86°46'34" W	8.39'
L3	N 20°47'05" E	131.35'
L4	N 58°03'10" W	10.19'
L5	S 85°15'34" E	18.73'



(29) ISAAC D. KAY W. PENSON
273-000233

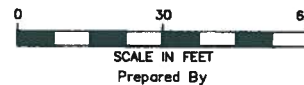
** PORTION OF THE PROPOSED EASEMENT
LYING WITHIN AN EXISTING EASEMENT

BASIS OF BEARINGS

THE PROJECT BEARING DATUM IS BASED UPON
STATE PLANE GRID BEARINGS FROM THE OHIO
COORDINATE SYSTEM, SOUTH ZONE, NAD 83
(86), USING THE BEARING OF S 20°27'34" W
AS DERIVED FROM A GPS SURVEY OCCUPYING
FRANKLIN COUNTY ENGINEER'S STATIONS
"FRANK 73", AND "FCGS 6642 RESET".



PARCEL 30-P
DUBLIN ROAD SOUTH
MULTI-USE PATH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO



Stantec Consulting Services, Inc.
1500 Lake Shore Drive, Suite 100
Columbus, Ohio 43204
Phone: (614) 486-4383

Stantec

Steven E. Rader
Registered Surveyor #7191

11/3/13
Date

EXHIBIT A

CIP 1 of 1
PARCEL 08-009
PROJECT 30-T
DUBLIN MUP
Version Date 05/18/12

**PARCEL 30-T
DUBLIN ROAD SOUTH MULTI-USE PATH
TEMPORARY EASEMENT
TO PERFORM MINOR GRADING**

Situate in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey 2419, being a part of Lot 1 of the subdivision entitled GOULD ADDITION, as recorded in Plat Book 27, Page 36, and as conveyed to Roslyn Jane Turner and Laurence K. Watkins, by deed of record in Instrument Number 200510270226354, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for Reference at an iron pin found marking the northeast corner of said Lot 1 at the intersection of the existing westerly right-of-way line of Dublin Road and the existing southerly right-of-way line of Longview Drive, being 30.00 feet left of centerline station 159+81.79;

Thence North 85 deg. 15 min. 34 sec. West, a distance of 18.73 feet along the northerly line of said Lot 1, and along the existing southerly right-of-way line of Longview Drive, to the **Point of True Beginning** of the herein described parcel, being 48.00 feet left of centerline station 159+76.61;

Thence South 58 deg. 03 min. 10 sec. East, a distance of 10.19 feet across said Lot 1 to a point being 38.00 feet left of centerline station 159+74.64;

Thence South 20 deg. 47 min. 05 sec. West, a distance of 131.35 feet across said Lot 1 to a point in the southerly line of said Lot 1, being 38.00 feet left of centerline station 158+43.29;

Thence North 86 deg. 46 min. 34 sec. West, a distance of 10.49 feet along the southerly line of said Lot 1, to a point being 48.00 feet left of centerline station 158+40.12;

Thence North 20 deg. 47 min. 05 sec. East, a distance of 136.49 feet across said Lot 1 to the **Point of True Beginning**, containing 0.031 acres, more or less.

Of the above described area, 0.031 acres are contained within Franklin County Auditor's Parcel 273-000181.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (86), as established from a GPS survey in 2008, occupying Franklin County Geodetic Control Monuments "FRANK 73" and "FCGS 6642 RESET".

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Dublin, Ohio, in 2008 by Stantec Consulting Services, Inc., under the direction of said surveyor.

Grantor claims title by the instrument of record in Instrument Number 200510270226354, of the Recorder's Office, Franklin County, Ohio.

A drawing of this description is attached hereto and made part thereof.

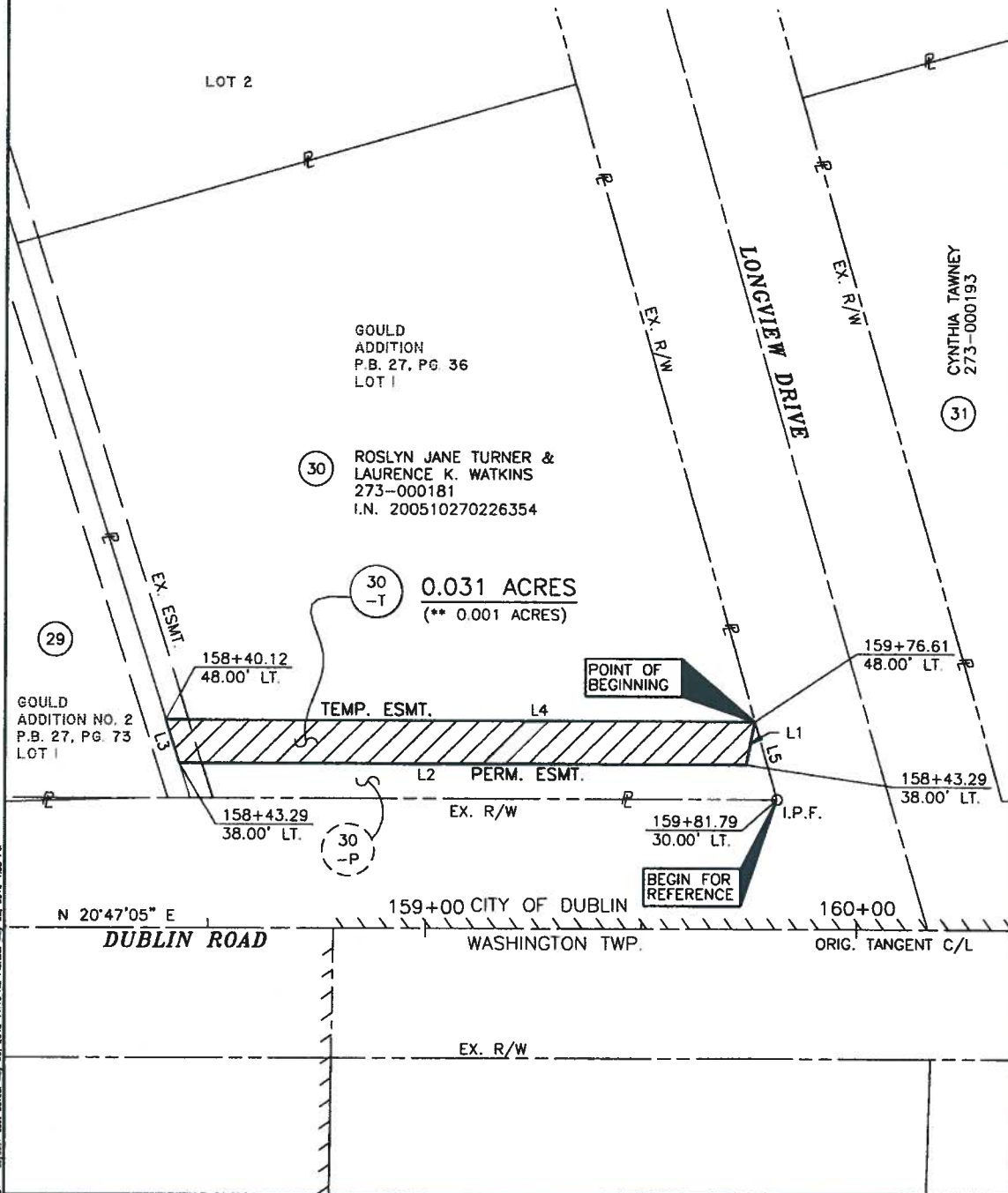
STANTEC CONSULTING SERVICES, INC.



Steven E. Rader 5/22/12
Registered Surveyor No. 7191 Date

EXHIBIT B

NUMBER	DIRECTION	DISTANCE
L1	S 58°03'10" E	10.19'
L2	S 20°47'05" W	131.35'
L3	N 86°46'34" W	10.49'
L4	N 20°47'05" E	136.49'
L5	N 85°15'34" W	18.73'



(29) ISAAC D. KAY W. PENSON
273-000233

- MONUMENT LEGEND**
- ⊕ R.R.S. FOUND
 - REBAR FOUND
 - IRON PIN FOUND
 - MONUMENT BOX
 - 3/4" IRON PIN SET

PARCEL 30-T
DUBLIN ROAD SOUTH
MULTI-USE PATH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

0 30 60
SCALE IN FEET
Prepared By

** PORTION OF THE PROPOSED EASEMENT
LYING WITHIN AN EXISTING EASEMENT

BASIS OF BEARINGS

THE PROJECT BEARING DATUM IS BASED UPON STATE PLANE GRID BEARINGS FROM THE OHIO COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (86), AS MEASURED USING G.P.S. METHODS THROUGH THE FRANKLIN COUNTY ENGINEER'S STATIONS "FRANK 73", AND "FCGS 6642 RESET".



Stantec Consulting Services, Inc.
1500 Lake Shore Drive, Suite 100
Columbus, Ohio 43204
Phone: (614) 486-4383

Steven E. Rader 5/22/12
Registered Surveyor #7191 Date

RADER, STEVEN (A17200873) Design/Verify/Asst. Register of Surveyors/Asst. Register of Surveyors May 22, 2012 11:18 AM Platbook May 22, 2012 1:58 PM



5800 Shier-Rings Road • Dublin, Ohio 43016-1236
Phone (614)410-4800 • Fax (614)410-4899

DUBLIN ROAD SOUTH
SHARED-USE PATH
15 LONGVIEW DRIVE
DUBLIN, OHIO 43017

LEGEND



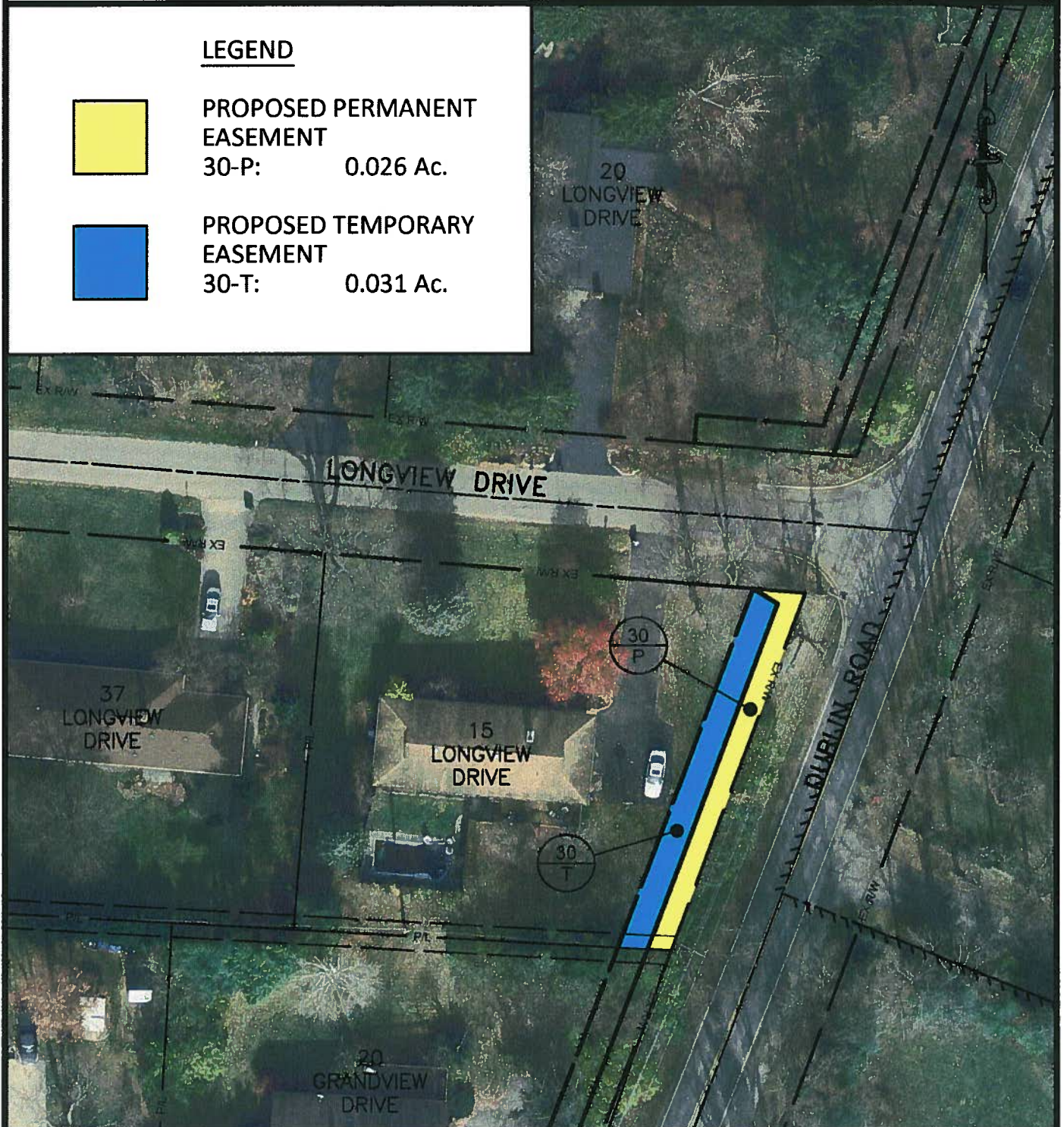
PROPOSED PERMANENT
EASEMENT

30-P: 0.026 Ac.



PROPOSED TEMPORARY
EASEMENT

30-T: 0.031 Ac.



DRAWN

CHECKED

DATE

JOB NO.

MSS

—

07/31/14

08-009.3-CIP

SCALE: 1" = 80'
0 20 80